

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-059</u>	<u>ABC LIQUORS, INC.</u>
<u>04-157</u>	<u>SOUTH FLORIDA EMPLOYMENT & TRAINING CONSORTIUM</u>
<u>04-327</u>	<u>SINFIN HOMES AT PALMETTO BAY L. L. C. AND JERRI ADAMS</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 8/9/04 TO THIS DATE:

HEARING NO. 04-6-VPB-3 (04-59)

21-55-40
VPB

APPLICANT: ABC LIQUORS, INC.

Applicant is requesting to permit a liquor package store with sales of alcoholic beverages on Sundays (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: PARCEL 1: A portion of the south ½ of the SW ¼ of the SE ¼ of Section 21, Township 55 South, Range 40 East, and being more particularly described as follows:

Begin at the intersection of the E/ly right-of-way line of U. S. Highway No. 1 with the north line of the south ½ of the SW ¼ of the SE ¼ of Section 21, Township 55 South, Range 40 East; thence run S89°56'26"E, along the said north line of the south ½ of the SW ¼ of the SE ¼ of Section 21, for 438.91'; thence run S24°21'56"W, parallel to the said E/ly right-of-way line of U. S. Highway No. 1 for 702.64'; thence run due west, parallel to and 25' north of the south line of the south ½ of the SW ¼ of the SE ¼ of Section 21, for 21.96'; thence run N24°21'56"E for 153.69'; thence run due west for 203.08'; thence run S24°21'56"W for 153.69'; thence run due west, parallel to and 25' north of the south line of the south ½ of the SW ¼ of the SE ¼ of Section 21, for 49.4'; thence run N24°21'56"E for 355.67'; thence run N65°38'4"W for 150'; thence run N24°21'56"E, along the said E/ly right-of-way line of U. S. Highway No. 1 (being parallel to and 166' SE/ly of the centerline of the Florida East Coast Railroad right-of-way) for 279.53' for the Point of beginning. Subject to a non-exclusive easement for ingress and egress over a portion of the above-described Parcel 1, which easement area is more particularly described as follows: Commencing at the intersection of the E/ly right-of-way line of the U. S. Highway No. 1 with the north line of the south ½ of the SW ¼ of the SE ¼ of Section 21, Township 55 South, Range 40 East; thence run S89°56'26"E along the said north line of the south ½ of the SW ¼ of the SE ¼ of Section 21 for 438.91'; thence run S24°21'56"W parallel to the said E/ly right-of-way line of the U. S. Highway No. 1 for 702.654'; thence run due west, parallel to and 25' north of the south line of the south ½ of the SW ¼ of the SE ¼ of Section 21 for 274.44'; thence run N24°21'56"E for 153.69' to the Point of beginning of the parcel of land herein described; thence from the above established Point of beginning, continue N24°21'56"E for 201.98'; thence run S65°38'4"E for 30'; thence run S24°21'56"W for 188.39'; thence run due west for 32.93' to the Point of beginning. AND: PARCEL II: Tract "D", Block 9, BUSINESS ADDITION TO LAUREL HILL PARK, Plat book 82, Page 57.

LOCATION: 15051 S. Dixie Highway, Village of Palmetto Bay, Florida.

SIZE OF PROPERTY: 5.36 Acres

PRESENT ZONING: BU-1A (Business – Limited)
BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED FROM 8/9/04 TO THIS DATE:

HEARING NO. 04-8-VPB-1 (04-157)

33-55-40
VPB

APPLICANT: SOUTH FLORIDA EMPLOYMENT & TRAINING CONSORTIUM

- (1) UNUSUAL USE to permit parking in a zone more restrictive (RU-5A) than the use it serves is located (BU-1A).
- (2) MODIFICATION of Condition #2 of Resolution Z-157-79, passed and adopted by the Board of County Commissioners, and as last modified by Resolution 4ZAB-490-80, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Lipman Medical Offices,' prepared by Robert Athos Koger and dated 10/7/80."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Parking Lot South Florida Work Force,' as prepared by Robert Barnes & Associates, dated received 6/24/04 and consisting of 2 sheets."

- (3) DELETION of Conditions #5 & #7 of Resolution 4-ZAB-490-80, passed and adopted by the Zoning Appeals Board, reading as follows:

"5. That a sidewalk be provided along the front (north) property line."

"7. That final building elevations meet the approval of the Planning Department."

The purpose of requests 2 & 3 is to permit the applicant to submit a revised site plan indicating a parking lot in lieu of a previously approved office building.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: The east 105' of the south ½ of the SW ¼ of the SW ¼ of the NW ¼ less roads and less the north 25' in Section 33, Township 55 South, Range 40 East; AND: The west 105' of the east 210' of the south ½ of the south ½ of the SW ¼ of the SW ¼ of the NW ¼ less roads and less the north 25' in Section 33, Township 55 South, Range 40 East.

LOCATION: Lying approximately 292' east of U. S. 1 & south of S.W. 175 Terrace, Village of Palmetto Bay, Florida.

SIZE OF PROPERTY: 144.22' x 210'

PRESENT ZONING: RU-5A (Semi-professional Offices)

HEARING NO. 04-12-VPB-1 (04-327)

33-55-40
VPB

APPLICANTS: SINFIN HOMES AT PALMETTO BAY L. L. C. AND JERRI ADAMS

AU to RU-1

SUBJECT PROPERTY: The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 55 South, Range 40 East. AND: The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, Township 55 South, Range 40 East.

LOCATION: 17300 S.W. 92 Court & 9275 S.W. 174 Street, Village of Palmetto Bay, Florida.

SIZE OF PROPERTY: 5.25 Gross Acres

AU (Agricultural – Residential)

RU-1 (Single Family Residential)